



The City of Seattle
Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT

LPB 266/21

Property Name: Satterlee House

Address: 4866 Beach Drive SW

Features and Characteristics for which a Certificate of Approval is required:
See Ordinance 111022.

Summary of proposed changes: Proposed construction of a 2-1/2 story addition on the east (rear) side of the house, a new raised outdoor deck on the north side of the house, and associated landscape changes.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the 2-1/2 story addition, raised deck, and site/landscape changes at the Satterlee House, 4866 Beach Drive SW, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 111022.*
 - a. While the proposal includes a substantial building addition on the east side of the designated house, the massing, scale, and character of the addition is subservient to the historic building.

- b. While the proposed raised deck changes the appearance of the house as seen from the front, this can be mitigated by base plantings, and setting it back from the front facade.
2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant*.
 - a. The applicant's initial proposal was to site the house addition on the highly visible north side. Relocating the proposed addition to the rear of the house is far less impactful to the primary sightlines.
 - b. The applicant explained their desire to have an outdoor space at the same level of the house's main living space which is a half-story above grade. With a driveway to the south, and the new addition to the east, the north side is the remaining option.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.
4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (*or cite other applicable standards*):